



# FOXHALL SQUARE

3301 NEW MEXICO AVE NW, WASHINGTON, DC 20016



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## NEARBY RETAILERS



TRUIST



voorthuis  
OPTICIANS



## RETAIL FOR LEASE

- 509 SF available
- 138,000 SF of medical space and amenities; home to many of the best medical practices in the city
- Located in Wesley Heights, minutes from American University, Tenleytown and Cathedral Commons
- Easy and accessible parking - 265 spaces on-site

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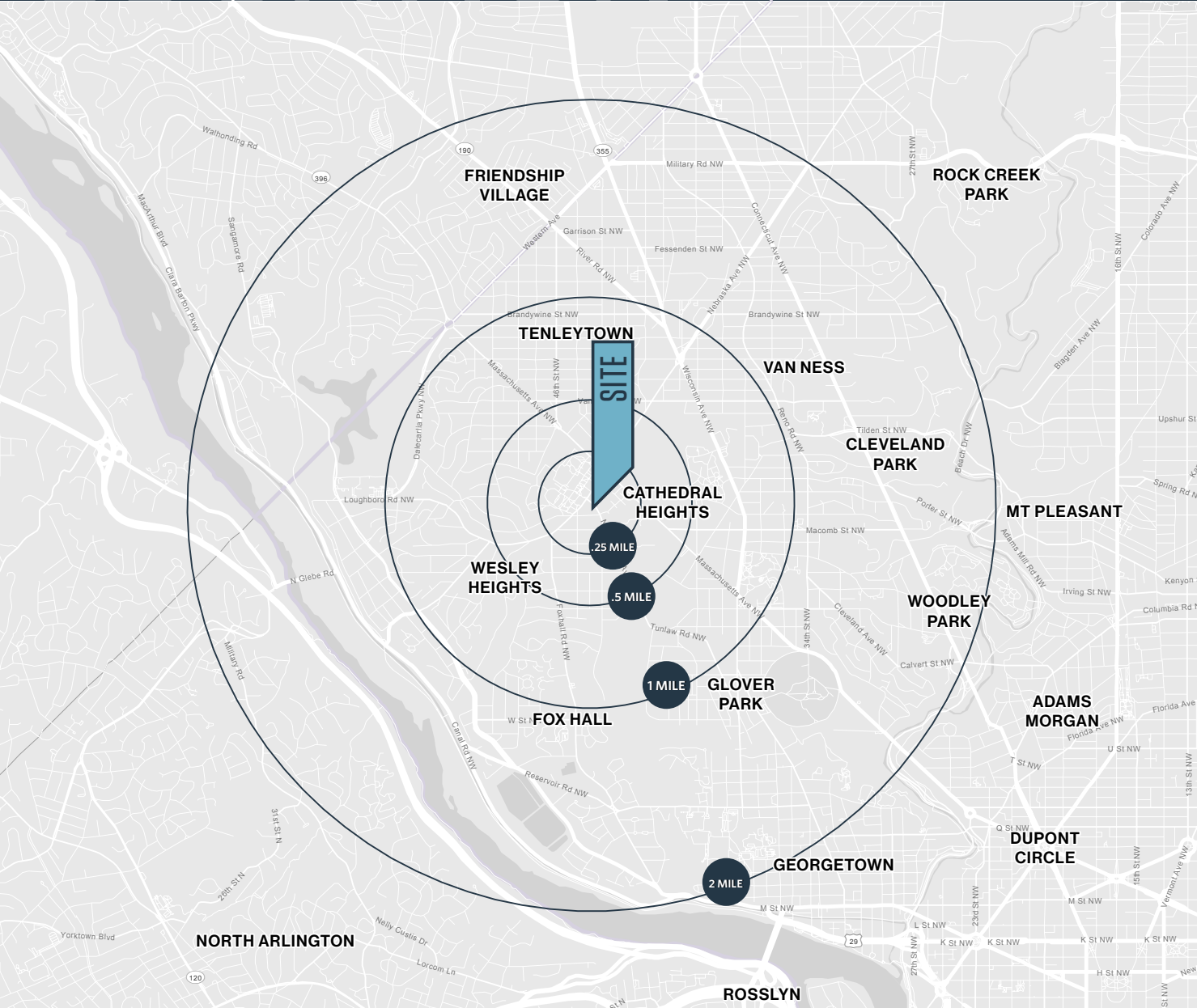
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# LOCATION

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## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
509 SF	Negotiable	As-Is	Immediate

## DEMOGRAPHICS | 2024:

	.25-MILE	.5-MILE	1-MILE	2-MILE
Population	3,196	12,148	30,489	94,719
Daytime Population	3,034	14,316	29,829	107,212
Households	1,535	5,212	14,172	42,617
Average HH Income	\$216,813	\$185,267	\$203,475	\$218,412

## TRAFFIC COUNTS | 2023:

Massachusetts Ave NW	22,725 ADT
Nebraska Ave NW	22,414 ADT

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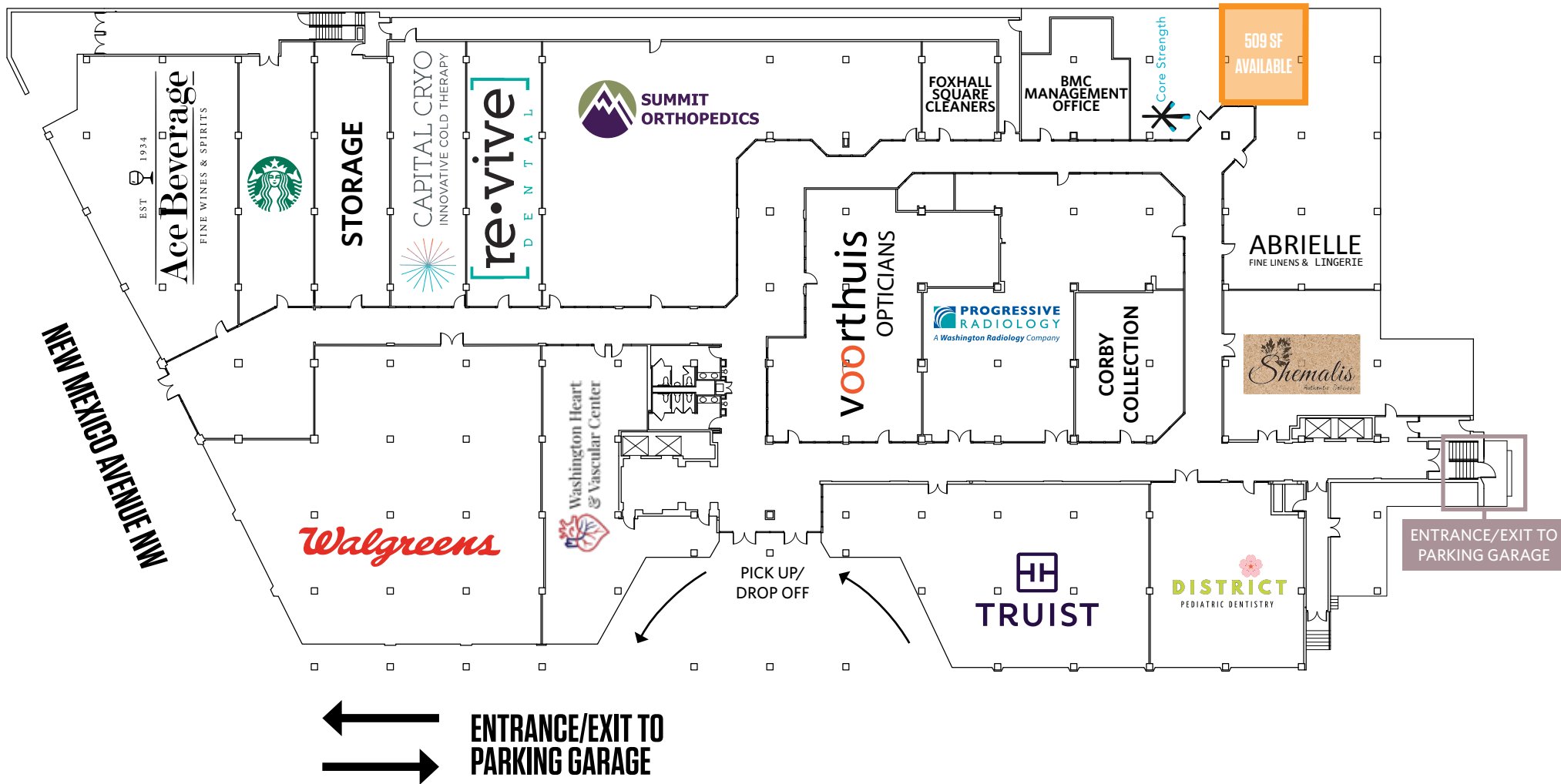
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# SITE PLAN

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# AERIAL

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Cathedral Heights  
Washington | District of Columbia

## klnb

- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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## FOR MORE INFORMATION, PLEASE CONTACT:

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